9-11
GROSVENOR GARDENS
LONDON SW1

PRIME LONG LEASEHOLD INTEREST
SUITABLE FOR INVESTORS AND OWNER OCCUPIERS

INVESTMENT HIGHLIGHTS

— Attractive Grade II listed period property

— Located in the heart of Victoria / Belgravia

— 18,036 sq ft of office and residential accommodation with the benefit of five covered car spaces and rear loading bay

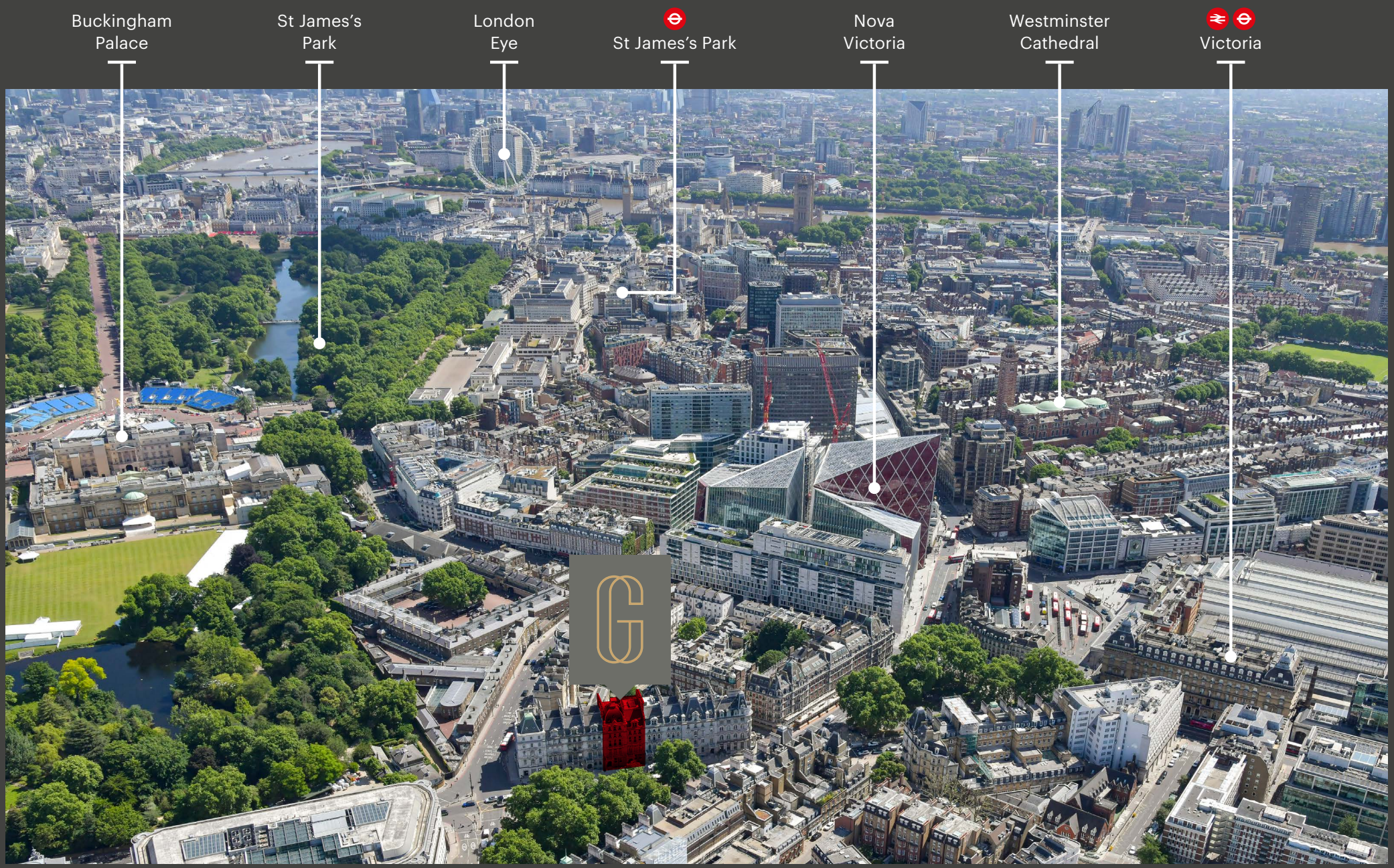
— Refurbished recently

— 125 year leasehold interest from the Grosvenor Estate expiring in June 2126

— Combined income from the ground floor offices and 1st floor residential of £184,633 per annum

— Extensive asset management opportunities

The Vendors are seeking offers in the order of **£10.5 million plus VAT,** which reflects a capital value of **£582 per sq ft.**


Buckingham Palace
St James's Park
London Eye
St James's Park
Nova Victoria
Westminster Cathedral
Victoria

THE LOCATION

The building occupies a prominent mid-terrace position in Grosvenor Gardens, an established commercial location bordering Victoria and Belgravia.

The micro location benefits from the green open spaces of the Royal Parks interconnect with the commercial district of Victoria and affluent neighbouring areas of Belgravia, Knightsbridge, St James's and Mayfair, to create a dynamic location.

Victoria has witnessed unprecedented regeneration of its office market over the past 20 years, notable developments include Nova, Cardinal Place, Orchard Place, The Ice Factory, 46-48 Grosvenor Gardens and Sky Hub. The submarket is experiencing further redevelopment with 105 Victoria Street providing a mixed-use scheme of 470,000 sq ft due for completion in Q2 2026. 40 Broadway providing 100,000 sq ft of Grade A offices has recently completed and pre-let to F1. At 171 Victoria Street, a comprehensive redevelopment providing 208,000 sq ft has commenced and due for completion in Q3 2026.

The Peninsula London, opened its doors in September 2023, and will offer guests a new 5-star luxury hotel in Belgravia, overlooking Hyde Park Corner and Wellington Arch.
The Cleveland Clinic opened in March 2022 at 33 Grosvenor Place and provides outstanding patient care and a pioneer in many medical breakthroughs.

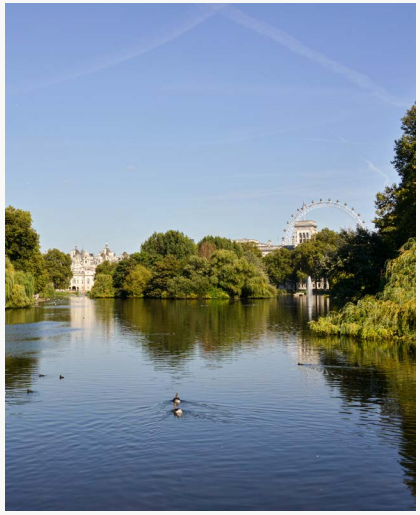
The Victoria residential market has always benefited from its close proximity to the prestigious Belgravia and Knightsbridge residential addresses. Grosvenor Gardens will be dramatically enhanced by 8 Eaton Lane, which is due for completion in Q2 2026. This island site will provide 42 luxury residential apartments and 7 ground floor retail and leisure units. This will further establish Grosvenor Gardens as a notable Belgravia address.

9-11 Grosvenor Gardens benefits from the excellent transport network that Victoria has to offer, with Victoria Station only 300m away, whilst also just a short walk from the exclusive retailing, bars and restaurants of Belgravia and Knightsbridge.

SITUATION

9-11 Grosvenor Gardens occupies a mid-terraced site in Victoria with rear access from Grosvenor Gardens Mews East.

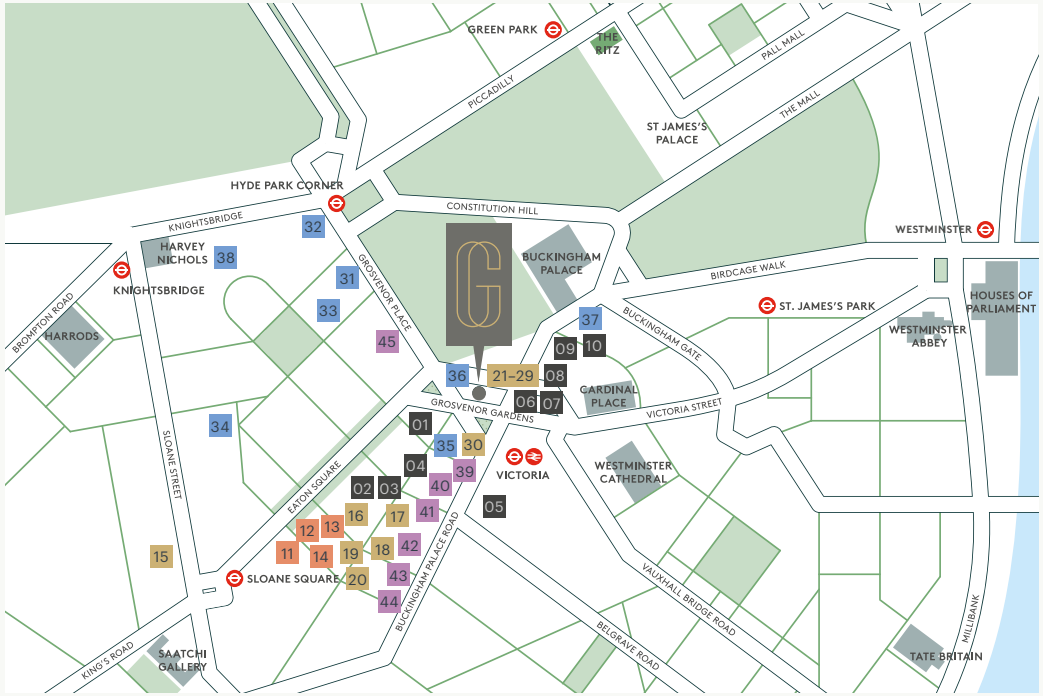
The building is close to the heart of the amenities that Victoria offers with Victoria Station only 300 metres to the south and the amenities on Victoria Street 450 metres to the east. Both Buckingham Palace Gardens, The Goring Hotel and the new 8 Eaton Lane development are just around the corner whilst Land Securities' mixed use Nova scheme on Buckingham Palace Road is a short walk to the east.



CONNECTIVITY

03 MINS Victoria	11 MINS Hyde Park Corner
14 MINS St James's Park	18 MINS Knightsbridge

Walk times from the building. Source: Tfl



LOCAL OCCUPIERS

01	Moet Hennessy
02	Javelin Commodities
03	Google
04	American Express
05	Telegraph Media Group
06	BHP Biliton
07	Sky
08	Neptune Energy
09	PA Consulting
10	Polar Capital

LOCAL RETAIL

11	Les Senteurs
12	Rixo Bridal
13	Loquet London
14	ME & EM

RESTAURANTS

15	Ottolenghi
16	Thomas Cubitt
17	Olivo
18	Boisdale
19	Atis
20	Wild by Tart
21	Vagabond
22	Rail House Cafe
23	Sicks n Sushi
24	Ole & Steen
25	Notes Coffee
26	Ahi Poke
27	Bone Daddies
28	The Palm House
29	Greenwood
30	Harry's Bar

HOTELS

31	The Peninsula London
32	The Lanesborough
33	The Halkin
34	The Hari
35	Z Hotels
36	The Goring
37	Hotel 41
38	The Berkeley

LOCAL AMENITIES

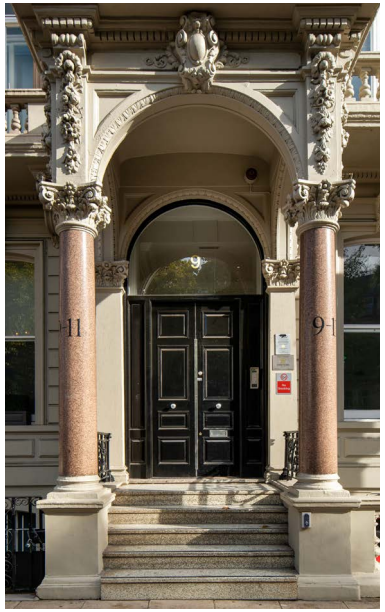
39	Psycle
40	Re:Mind
41	SMUK
42	Barry's Bootcamp
43	H2 Gyms
44	1Rebel
45	The Cleveland Clinic

THE BUILDING

Situated behind a striking Grade II listed Victorian classical façade, 9-11 Grosvenor Gardens comprises an eclectic mix of open-plan and period style offices over lower ground, ground and six upper floors.

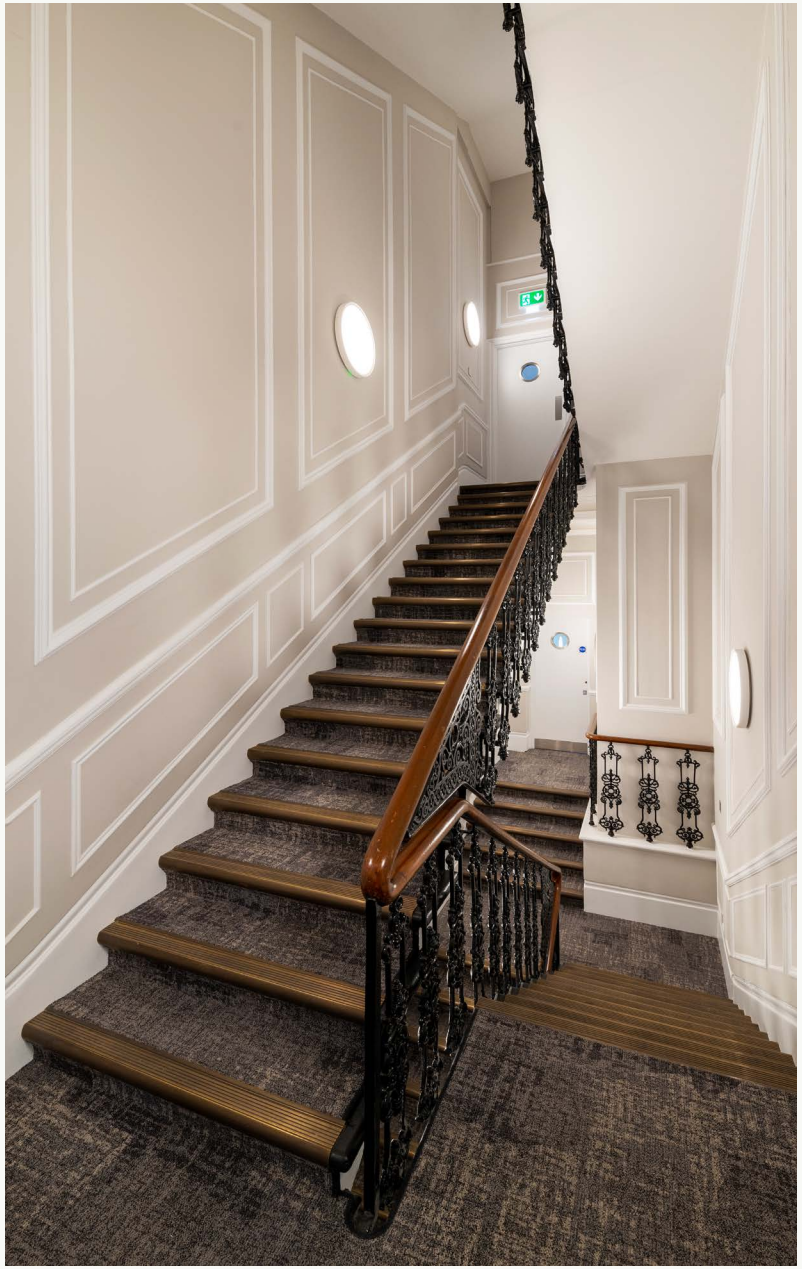
With a total floor area of 16,957 sq ft, floor plates range between 1,457 sq ft and 2,576 sq ft and can be easily sub-divided to provide more flexible accommodation.

To the rear of the property is a 2 bed maisonette, accessed from Grosvenor Gardens Mews East, with a gross internal area of 1,079 sq ft. The flat is situated above five covered car parking spaces and a loading bay which serves the lower ground floor tenants.



SPECIFICATION

- Air-Conditioning
- Commissionaire
- Demised kitchens
- LED lighting
- Raised floors
- Shower facilities
- Bike racks
- Excellent transport links



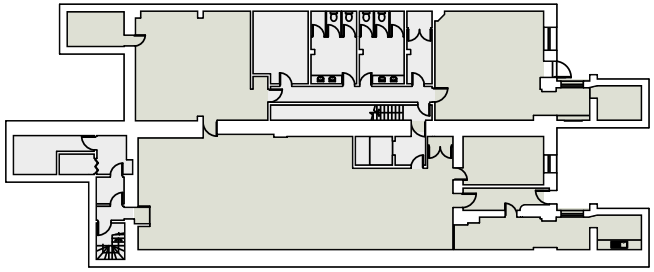
ACCOMMODATION

Floor	Use	sq m	sq ft
6th	Offices	18.5	199
5th	Offices	135.3	1,457
4th	Offices	180.8	1,946
3rd	Offices	205.2	2,209
2nd	Offices	239.3	2,576
1st	Offices	226.4	2,436
Ground	Offices	227.6	2,450
Ground	Reception	28.2	304
Lower Ground	Offices	314.1	3,380
Sub Total		**1,575.4**	**16,957**
1st Maisonette*	Residential	100.2**	1,079**
Sub Total		**100.2**	**1,079**
Total		**1,675.6**	**18,036**

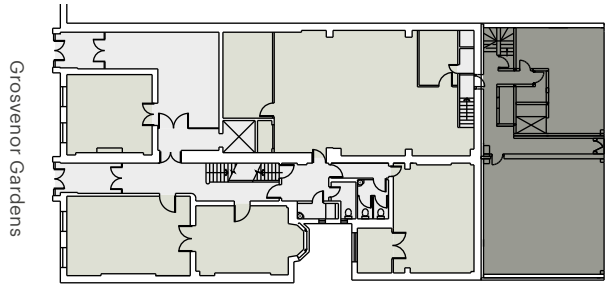
* Access from Grosvenor Gardens Mews East

** Gross Internal Area

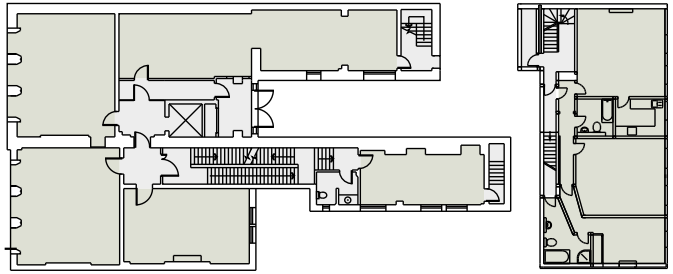
Lower Ground Floor



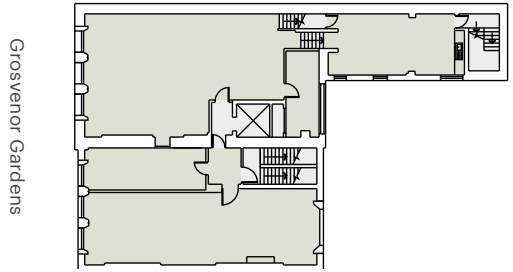
Ground Floor



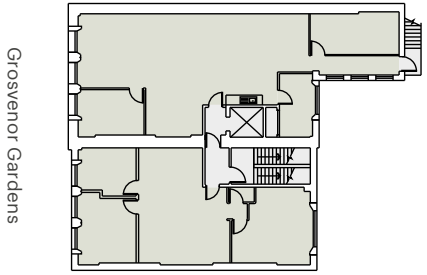
First Floor & Maisonette



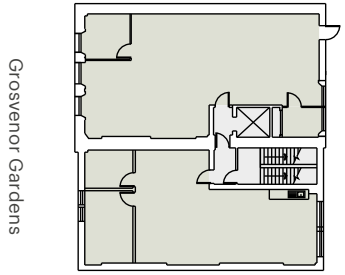
Second Floor



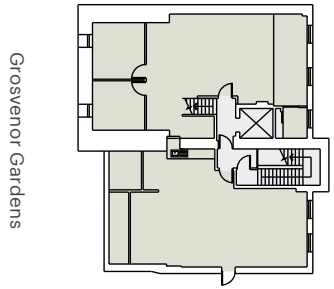
Third Floor



Fourth Floor



Fifth Floor



Core Space Garages

Plans for indicative purposes only (not to scale).

N

TENURE

The property is available by way of a long leasehold interest from the Grosvenor Estate for 125 years from 25th December 2001 expiring on 24th December 2126 (over 100 years unexpired).

The head rent is £58,750 per annum subject to rent review every five years or the greater of rent based on 10% of rents receivable.

OS PLAN

The property is held under title number NGL815787.

TENANCIES

Ground Floor No. 9 Grosvenor Gardens

Tenant: Morgan Rae Limited

Rent: £76,820 per annum exclusive or rates, service charge and VAT

Lease: 10 years with TB end 5th

Expiry: 20.03.2034

Ground Floor No. 11 Grosvenor Gardens

Tenant: Geneviv Medical Ltd

Rent: £64,613 per annum exclusive or rates, service charge and VAT

Lease: 10 years with TB end 5th

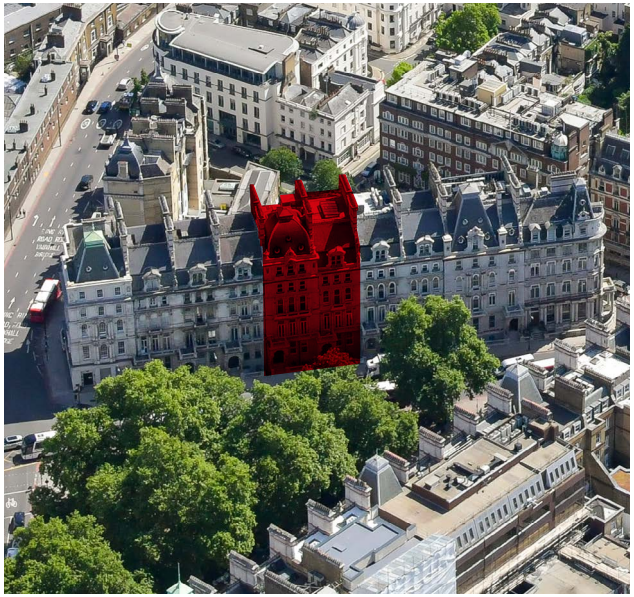
Expiry: 27.05.2034

Private Residential

Tenant: First Floor Mews Residential

Rent: £43,200 per annum

Lease: AST expiring 22nd February 2027.



ASSET MANAGEMENT

Opportunity to refurbish the Lower Ground floor.

The opportunity to fully fit the office suites and deliver new high quality space to the market.

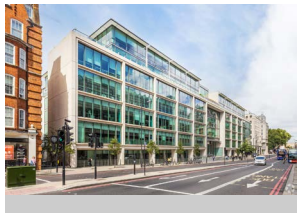
Create new end of trip facilities.

Install roof terrace STP and Superior LL consent.

May attract Medical Occupiers, subject to Superior LL consent, due to the buildings close proximity to the Cleveland Clinic.

Refurbish Residential Element.

LEASING COMPARABLES



76 BUCKINGHAM PALACE ROAD SW1

Floor	3rd & 4th
Start date	February 2025
Size (sq ft)	77,942
Rent (£ psf)	92.50
Term (Break)	15 years
Tenant	Amex

123 BUCKINGHAM PALACE ROAD SW1

Floor	4th
Start date	January 2025
Size (sq ft)	38,704
Rent (£ psf)	82.00
Term (Break)	9 years (6)
Tenant	Harbour Energy

40 GROSVENOR GARDENS SW1

Floor	1st
Start date	July 2025
Size (sq ft)	1,166
Rent (£ psf)	88.00 (CAT A)
Term (Break)	5 years (3)
Tenant	Axia Sport & Media Group

16 PALACE STREET SW1

Floor	2nd floor
Start date	November 2025
Size (sq ft)	18,545
Rent (£ psf)	97.50
Term (Break)	10 years
Tenant	Ashmore Group PLC

40 GROSVENOR GARDENS MEWS SW1

Floor	Lwr, Grnd & 1st
Start date	January 2026
Size (sq ft)	2,382
Rent (£ psf)	72.62 (CAT B)
Term (Break)	5 years (3)
Tenant	Concept VC Limited

100 VICTORIA STREET SW1

Floor	6th
Start date	July 2025
Size (sq ft)	8,500
Rent (£ psf)	94.65
Term (Break)	10 years (5)
Tenant	Ebury Partners

INVESTMENT COMPARABLES

15-17 GROSVENOR GARDENS SW1

Tenure	Freehold
Date	Q1 2026
Size (sq ft)	19,128
Price (£ psf)	622
Status	Available
C. Achieved (£)	Quoting £11,900,000

19-20 GROSVENOR PLACE SW1

Tenure	Long Leasehold
Date	Q1 2026
Size (sq ft)	21,070
Price (£ psf)	498
Status	Under Offer
C. Achieved (£)	Circa 10,500,000

21 GROSVENOR PLACE SW1

Tenure	Long Leasehold
Date	Q1 2026
Size (sq ft)	57,329
Price (£ psf)	609
Status	Sold
C. Achieved (£)	34,900,000

1 HOBART PLACE SW1

Tenure	Long Leasehold
Date	Q1 2026
Size (sq ft)	4,118
Price (£ psf)	1,214
Status	Under Offer
C. Achieved (£)	5,000,000

1-2 CASTLE LANE SW1

Tenure	Freehold
Date	Q4 2025
Size (sq ft)	14,254
Price (£ psf)	1,003
Status	Sold
C. Achieved (£)	14,300,000

2 GROSVENOR GARDENS SW1

Tenure	Long Leasehold
Date	Q2 2023
Size (sq ft)	6,699
Price (£ psf)	681
Status	Sold
C. Achieved (£)	4,560,000

FURTHER INFORMATION

Planning

The building is Grade II listed and is located within the Grosvenor Gardens Conservation Area.

EPC

EPC rating of C.

VAT

The property has been elected for VAT and it is anticipated that the transaction could be treated as a Transfer Of a Going Concern (TOGC).

Residential Virtual Tour

Please click here to be directed to the EHouse Virtual Tour.

Proposal

The Vendors are seeking offers in the order of **£10.5 million plus VAT**, which reflects a capital value of **£582 per sq ft.**

CONTACT

For further information or to arrange a viewing of the property, please contact:

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